



Lord Street, Stalybridge, SK15 1UF

Offers over £237,950

Occupying an elevated position within a highly regarded residential area of Stalybridge, this well-presented three bedroom family home enjoys both privacy and convenience, being just a short walk from Gorse Hall and within easy reach of the amenities and transport links in Stalybridge. The neighbouring town of Dukinfield is also close by, offering a further range of shopping and leisure facilities.

The accommodation is thoughtfully arranged to suit modern family living. An inviting entrance hall leads through to a well-proportioned lounge, while the separate dining room benefits from French doors opening directly onto the rear garden, creating an ideal space for both everyday dining and entertaining. The ground floor is further complemented by a fitted kitchen and a conservatory, providing additional versatile living space with views over the garden.

To the first floor, there are three bedrooms, including a generous principal bedroom with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, completing the internal layout.

Externally, the property features a gravelled and planted garden to the front, enhancing its kerb appeal. To the rear, an enclosed tiered garden offers a paved patio area suitable for outdoor seating and dining, with steps leading up to a lawned section, providing an excellent space for children, pets and summer gatherings. This is an ideal opportunity to acquire a spacious family home in a sought-after and convenient location.



GROUND FLOOR

Hall

Door to front, double glazed window to side, stairs leading to first floor, doors leading to:

Lounge

10'3" x 11'9" (3.13m x 3.58m)

Double glazed bay window to front, feature fireplace, door to:

Dining Room

14'10" x 10'2" (4.53m x 3.11m)

Double glazed window to rear, double door, door to:

Kitchen

11'7" x 6'0" (3.52m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, door to:

Conservatory

Two windows to rear, window to side, window to front, double glazed window to side, two double doors, door to:

FIRST FLOOR

Landing

Bedroom 1

10'5" x 12'8" (3.17m x 3.87m)

Double glazed window to front, built-in double wardrobe(s), radiator, door to:

En-suite

Three piece suite with comprising, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, radiator, door to:

Bedroom 2

10'10" x 10'0" (3.31m x 3.05m)

Double glazed window to rear, radiator, door to:

Bedroom 3

10'10" x 6'2" (3.31m x 1.88m)

Double glazed window to rear, radiator, door to:

Bathroom

Three piece suite with comprising, bath, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator, door to:

OUTSIDE

Planted gravelled garden to the front. Enclosed tiered garden to the rear with paved and lawn sections.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 96.6 sq. metres (1039.8 sq. feet)

